

# 595 EAST COLORADO BOULEVARD



## HISTORIC LANDMARK BUILDING ON ROSE PARADE ROUTE DOWNTOWN PASADENA AT COLORADO AND MADISON

### AVAILABLE SPACE:

Suite 203 - 3,932 RSF

Suite 403 - 680 RSF

Suite 406 - 423 RSF (Avail. 05/01/23)

Suite 412 - 402 RSF (Avail. 06/01/23)

Suite 418 - 1,427 RSF

Suite 615 - 927 RSF

RENTAL RATE: \$3.40 per sq. ft., FSG.



For more information, Contact:

**Dan Alle**

[dalle@redstonecre.com](mailto:dalle@redstonecre.com)

Lic. # No. 01017941

(626) 483-6358

**Julie Alle**

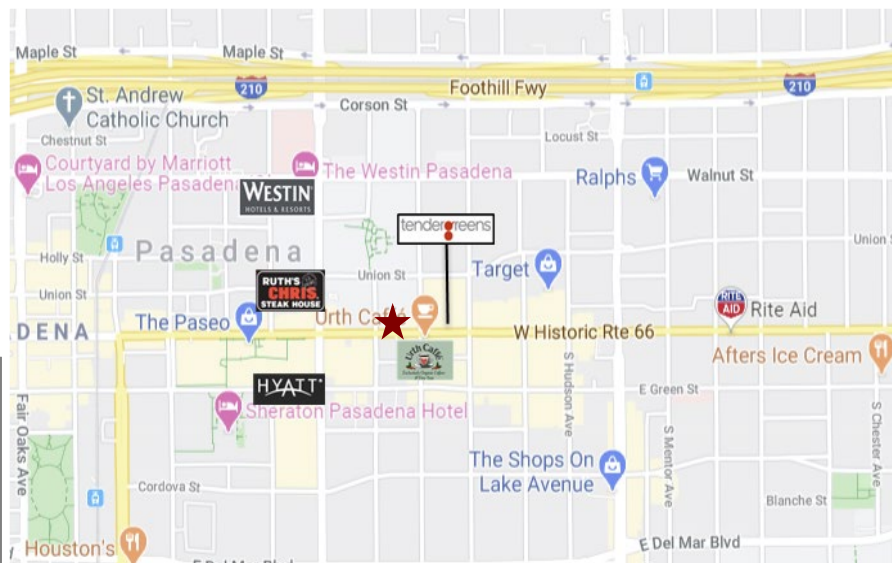
[jalle@redstonecre.com](mailto:jalle@redstonecre.com)

Lic. # No. 01889085

(626) 864-3927

### AMENITIES:

- Ample covered parking available (3/1,000) at \$80.00 per unreserved parking space.
- Flexible suite layouts and high-quality tenant improvements.
- High speed fiber optics internet available.
- Tender Greens, Urth Café and Ruth's Chris Steak House.
- Breathtaking views of San Gabriel Mountains and Rose Parade.
- Professional, stable ownership and on-site management team.
- Walking distance to Old Town Pasadena, Plaza Paseo retail/restaurants.
- Close proximity to the 134 & 210 freeways.
- Westin and Hyatt Place Pasadena is within close proximity to project.



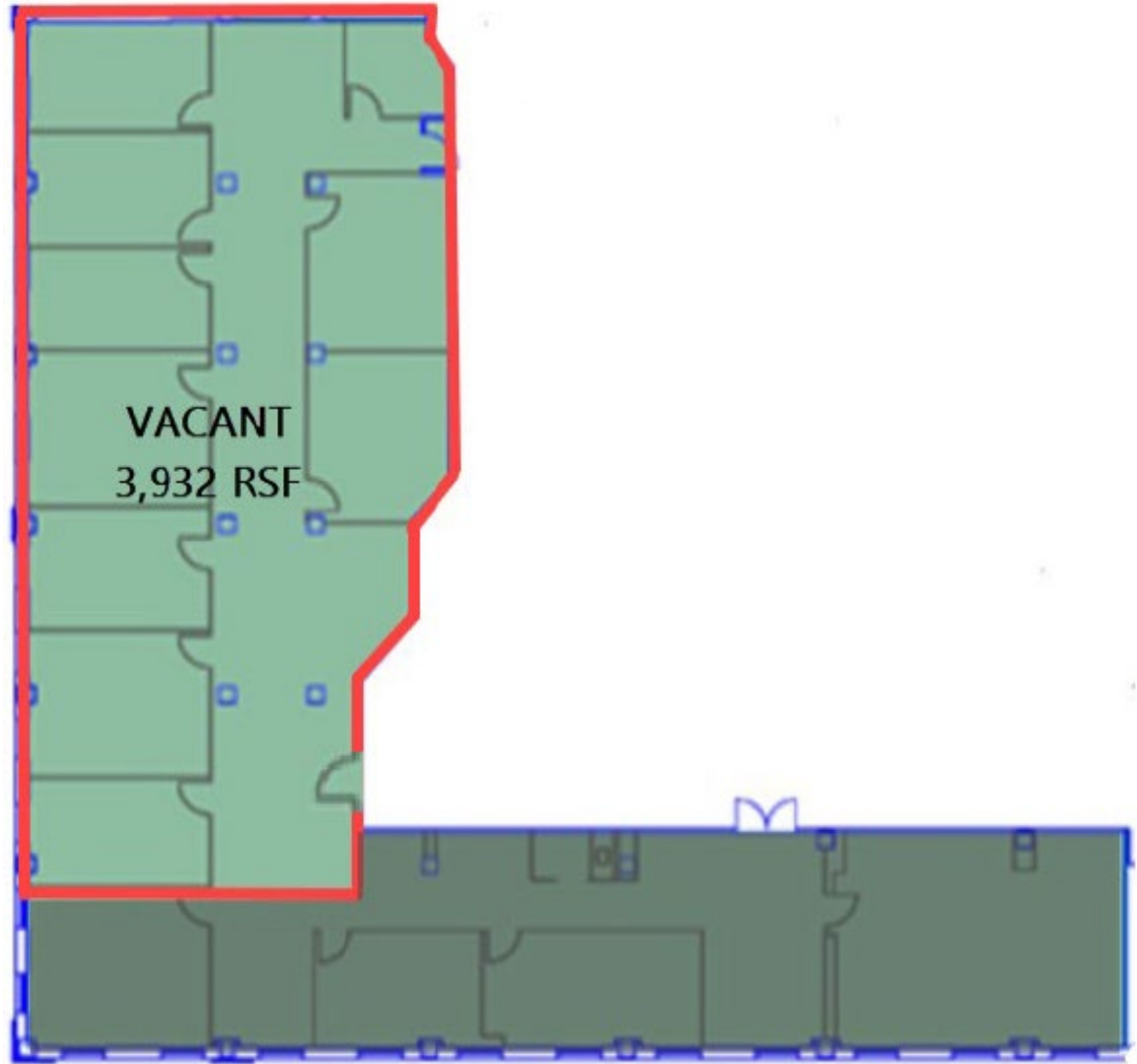
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# 595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 203

RENTABLE: 3,932



FOR FURTHER  
INFORMATION PLEASE  
CONTACT

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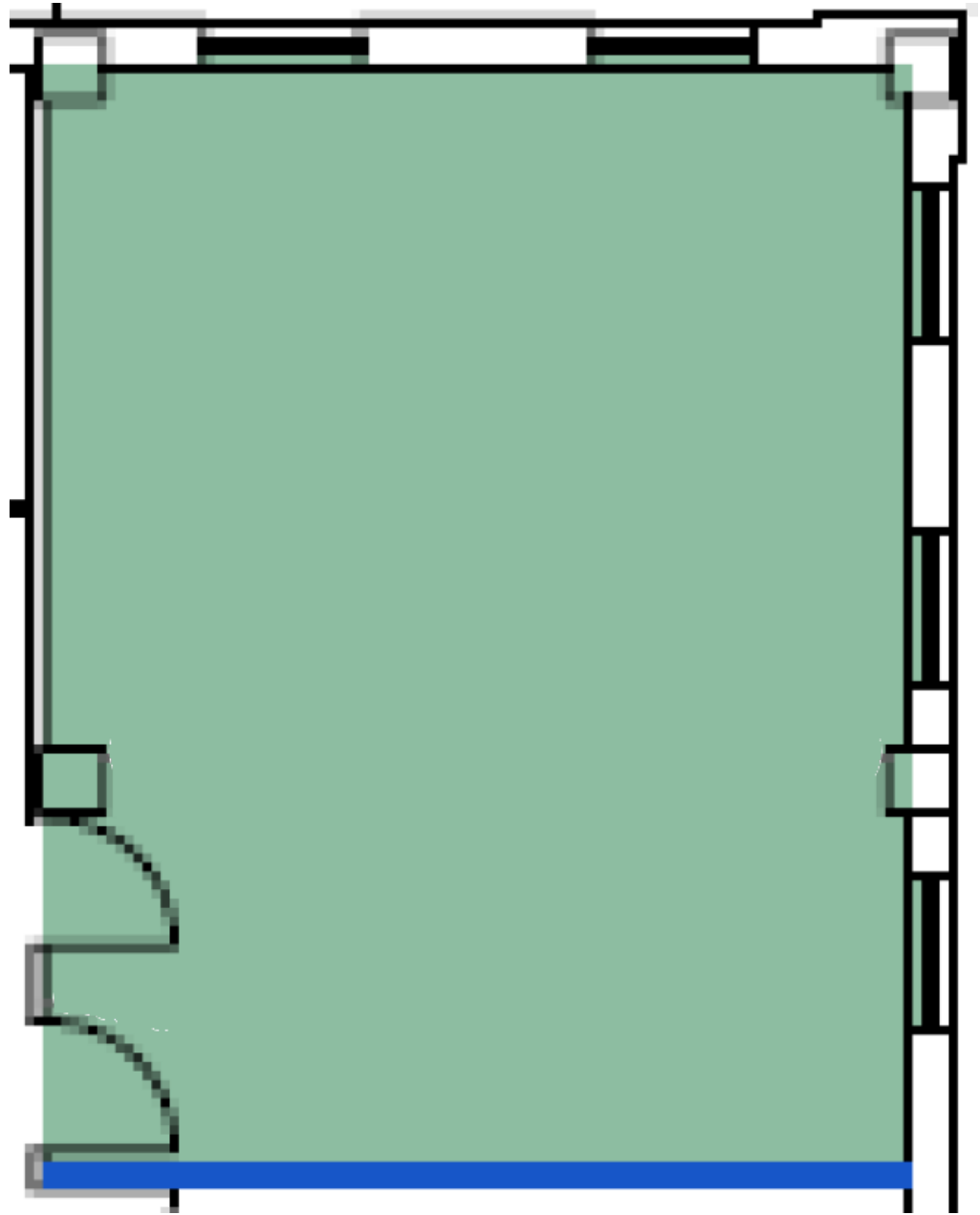
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# 595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 403

RENTABLE: 680



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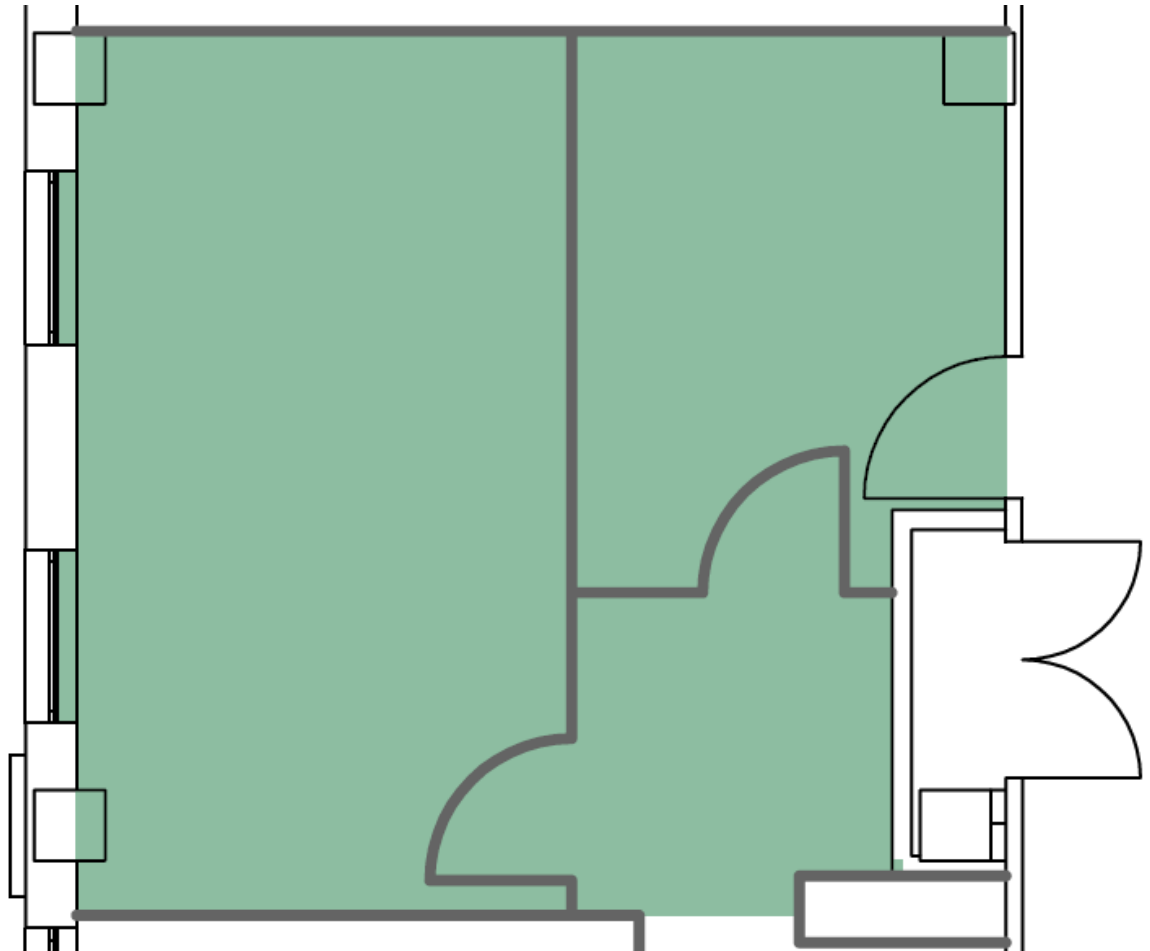
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# 595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 406

RENTABLE: 423



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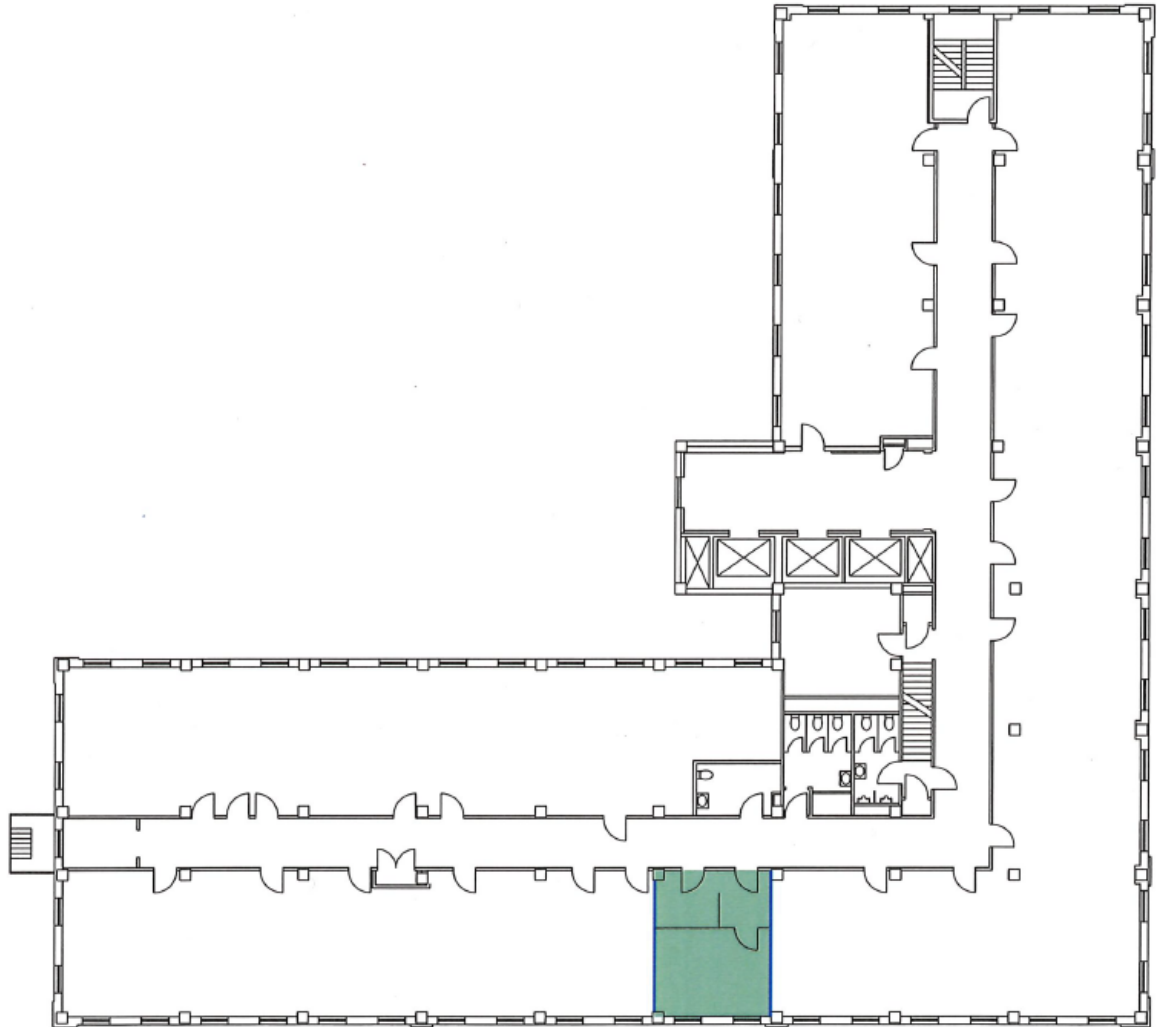
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# 595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 412

RENTABLE: 402



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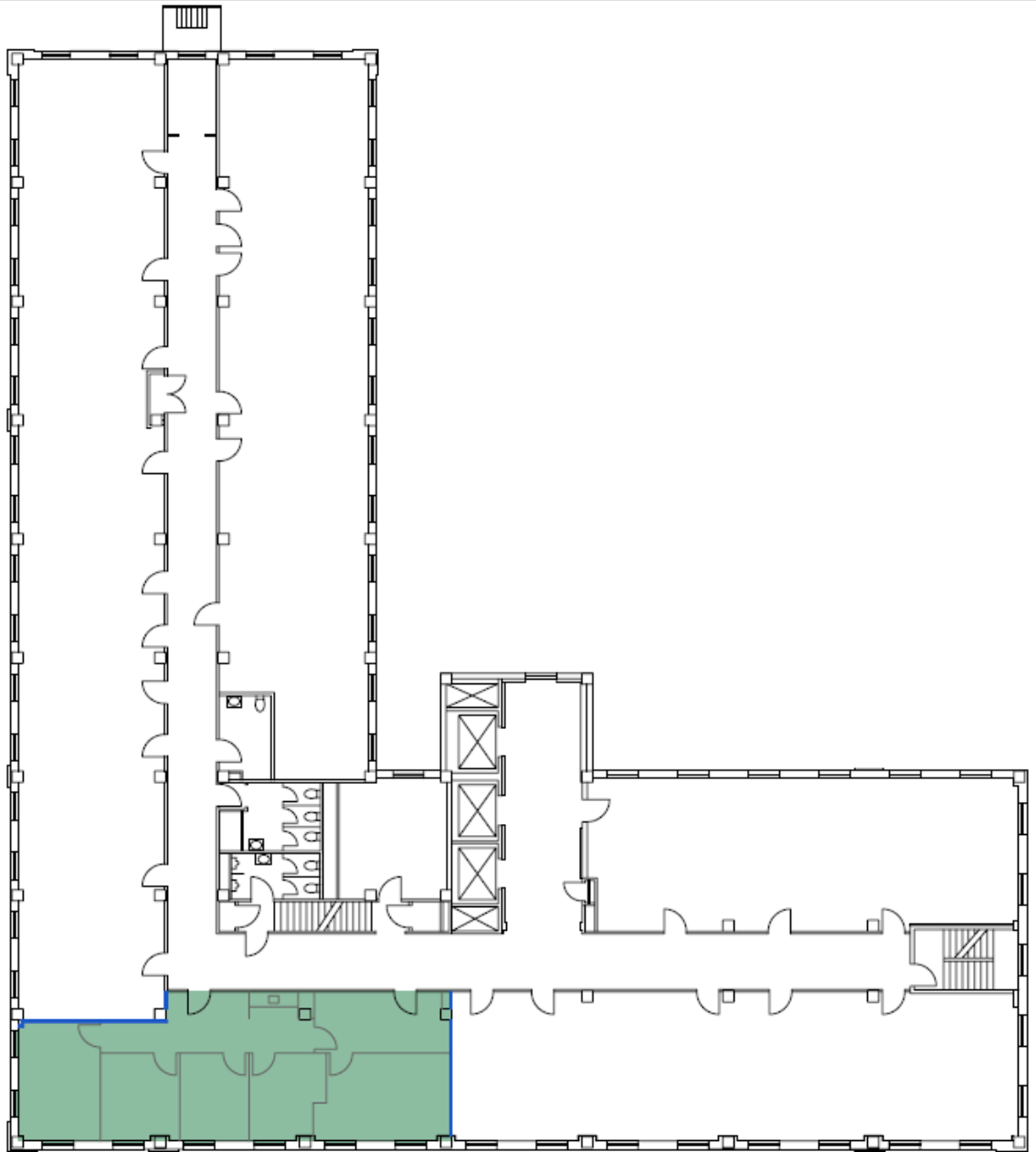
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# 595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 418

RENTABLE SF:  
1,427



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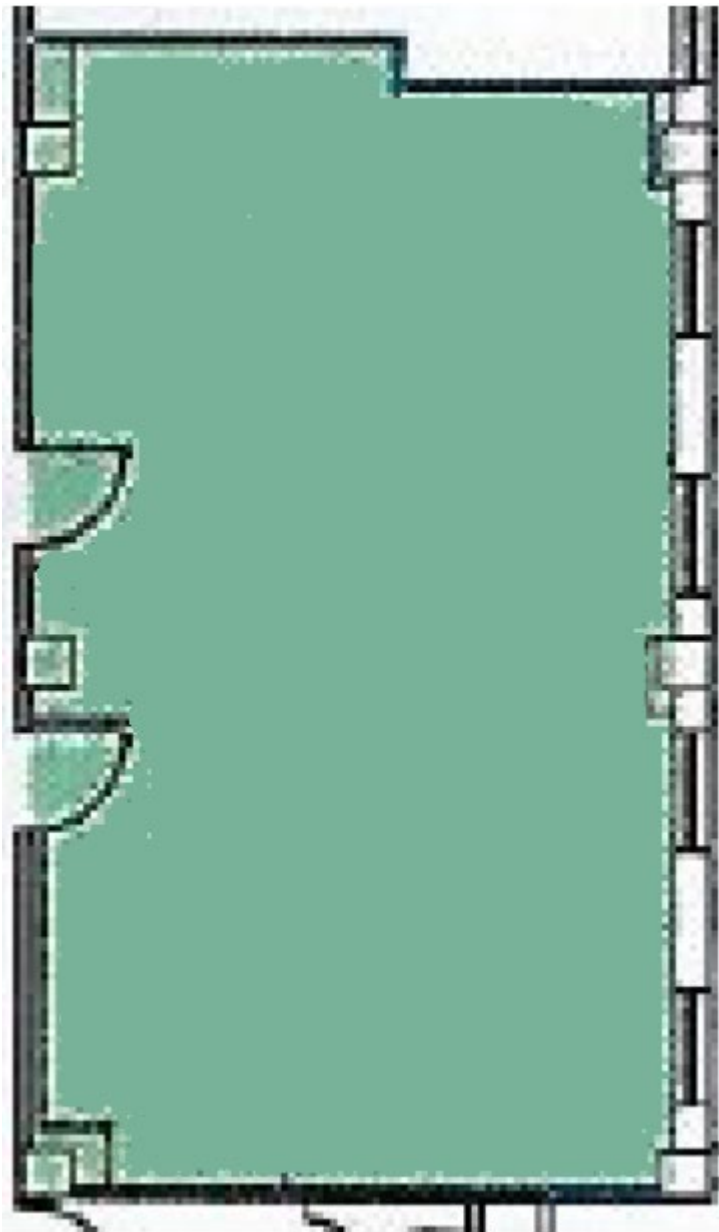
NOW  
AVAILABLE

# 595 E. COLORADO BOULEVARD

PASADENA, CA 91101

SUITE: 615

RENTABLE: 927



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